

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, April 4, 2006

8:00 P.M.

Town Hall

GENERAL MEETING

Deliberation, discussion and possible decisions regarding the following:

Coastal Site Plan Review #216, Flood Damage Prevention Application #236, Land Filling & Regrading Application #157, Tokeneke Elementary School, 7 Old Farm Road. Proposing to raze the existing school, construct a new school with associated play fields and parking area, and perform related site development activities within regulated areas.

Coastal Site Plan Review #60-A, Flood Damage Prevention Application #48-A, Joseph Coppola, 6 Cross Road. Proposing to construct a new single-family residence, swimming pool with associated terrace and stone wall and perform related site development activities within regulated areas.

Coastal Site Plan Review #217, Flood Damage Prevention Application #235, Land Filling & Regrading Application #158, Hugh & Susan Balloch, 15 Edgehill Drive. Proposing to construct an in-ground swimming pool with associated terrace and perform related site development activities within regulated areas.

Informal discussion only regarding Michael Joseph's potential relocation to the Service Business (SB) Zone.

Requested Amendment of Coastal Site Plan Review #24-B, Roger Smith, 19 Butlers Island Road.

Requested Modifications of Coastal Site Plan Review # 195, Flood Damage Prevention Permit # 211 and Land Filling and Regrading Permit # 126, Charron Residence at 44 Contentment Island Road

Discussion only on the following five public hearing items closed on March 28, 2006:

Subdivision Application #164-B, Nancy Hyland, 40 Noroton Avenue. Proposing to subdivide the existing properties into three building lots with associated open space and perform related site development activities.

Business Site Plan #205-C, RJ Realty, LLC, 205 Boston Post Road. Proposing to establish a 473 square foot drive-through dry cleaning facility and perform related site development activities within regulated areas.

Business Site Plan #244/Special Permit, Builderbuilt Holdings, LLC, 70 Tokeneke Road. Proposing to construct a new office building with related landscaping and parking and perform related site development activities.

Special Permit Application #34-I, Woodway Country Club, 540 Hoyt Street. Proposing to construct three new buildings: a maintenance and administrative building; and environmental building; and a materials storage building and perform related site development activities.

Land Filling & Regrading Application #159, David Epprecht, 5 Dogwood Lane North. Proposing to fill and regrade and perform related site development activities.

Approval of Minutes

November 29, 2005	Public Hearing
December 14, 2005	Public Hearing
January 3, 2006	General Meeting/Public Hearing
January 10, 2006	Public Hearing
January 24, 2006	Public Hearing/General Meeting
February 7, 2006	Executive Session/General Meeting
February 14, 2006	Public Hearing/General Meeting
February 21, 2006	General Meeting

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING AT 8:30 P.M.

Business Site Plan #156-A, Darien-Rowayton Bank/Dolcetti, Inc., 995-1003 Boston Post Road.

Proposing to raze the existing buildings at 995 and 1003 Boston Post Road (on Lots #27 and #28) and to construct a new mixed-use building with related landscaping, open space plaza, and parking, and to perform related site development activities. A shared parking agreement with 975-987 Boston Post Road and 2 Squab Lane (Lots #29, #30, and #34) is proposed to serve all of the subject properties. Those subject properties are located on the north side of Boston Post Road at the northeast corner formed by its intersection with Day Street, and are shown on Assessor's Map #73 as Lots #26, #27, #28, #29, #30 and #34 in the CBD Zone.

RESUMPTION OF GENERAL MEETING (if necessary and time permits)

Adjourn